

MONO COUNTY PLANNING COMMISSION

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AGENDA

THURSDAY, JUNE 14, 2007 - 10 A.M.
Supervisors Chambers, County Courthouse, Bridgeport

****TENTATIVE START TIMES (see note below)***

1. CALL TO ORDER

2. PUBLIC COMMENT: Opportunity to address the Planning Commission on items not on the agenda.

3. MEETING MINUTES: Review and adopt minutes of: 1) May 10, 2007; and 2) Special Meeting of Feb. 1, 2007 (Commissioners Bush, Miller and Shipley must be present).

4. PUBLIC HEARINGS:

****10:15 P.M.***

TENTATIVE PARCEL MAP 31-95/Dunn & Pennington. The proposed project (APN 02-430-17) would subdivide a 16.9-acre parcel into three lots of 5.1, 6.7 and 5.1 acres. The property is located on Burcham Flat Road in the community of Walker. The General Plan designation is Rural Residential with a five-acre minimum parcel size (RR 5). *Staff: Keith Hartstrom & Gwen Plummer*

****10:45 A.M.***

USE PERMIT MODIFICATION 31-91-12/Shaffer. Use Permit 31-91-12 was approved in 1991 for a church in Walker. The modification is to remove the existing modular church building and replace it with a new 3,196-sq. ft. modular building with a steeple. Existing landscaping will be undisturbed. The project qualifies as a Class 3 Categorical Exemption for construction and location of a limited number of new, small facilities or structures. *Staff: Greg Newbry*

5. ACTION ITEM:

****11:00 A.M.***

FINAL APPROVAL OF PARCEL MAP 37-176 /Van Nest. Parcel Map 37-186 will divide APN 26-210-05, totaling 3.11 acres, into three lots of one acre each. The property is located in the community of Chalfant at the southeast corner of the intersection of U.S. Highway 6 and Brown Subdivision Road. The General Plan designation is Rural Mobile Home with a one-acre minimum lot size (RMH). The tentative parcel map was approved at a public hearing conducted by the Planning Commission on May 11, 2006. *Staff: Evan Nikirk*

6. WORKSHOPS:

****11:10 A.M.***

A. HEIGHT REGULATIONS. *Staff: Larry Johnston*

B. CLUSTER DEVELOPMENT. *Staff: Scott Burns*

7. REPORTS:

A. DIRECTOR

B. PLANNING COMMISSIONERS

More on back...

DISTRICT #1
COMMISSIONER
Paul Rowan

DISTRICT #2
COMMISSIONER
Steve Shipley

DISTRICT #3
COMMISSIONER
Ron Black

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Sally Miller

8. INFORMATION: No items.

9. ADJOURN

***NOTE:** Start times are only tentative. Although the Planning Commission generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation; however, the only way to ensure that you are present for a particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.

- In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the commission secretary at (760) 924-1804 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).
- Interested persons may appear before the Planning Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing.
- Project proponents, agents or citizens who wish to speak are asked to be recognized by the Chair, print their names on the sign-in sheet, and address the Planning Commission from the podium.